Louis Karageorge Peritioner

\* \* \* \* \* \* \* \* \* \*

\* DEPUTY ZONING COMMISSIONER

\* OF BALTIMORE COUNTY

\* Case No. 91-202-A

## FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioner herein requests a variance to permit accessory buildings, trailers and recreational vehicles to be located in the front yard in lieu of the required rear yard or side yard, 8 feet to the rear of a lateral projection of the front foundation line of the dwelling, and a fence 72 inches in height in lieu of the maximum permitted 42 inches, all as more particularly described in Petitioner's Exhibits 1 and 3.

The Petitioner appeared and testified. Appearing as Protestants in the matter were James and Karen Huber, adjoining property owners.

Testimony indicated that the subject property, known as 7439 Gumspring Avenue, consists of 217,800 sq.ft. zoned D.R. 3.5 and is improved with a single family dwelling, two car garage and utility shed. Said property is rectangular in shape and heavily wooded with frontage on both Gumspring Avenue and Gilley Terrace. Petitioner testified he purchased the property and built the subject dwelling and garage approximately 4 years ago with the main entrance to the dwelling facing Gilley Terrace. The property address according to County records was on Gumspring Avenue and originally was accessed only via a driveway off of Gumspring Avenue. Testimony indicated that in 1986, Petitioner obtained a permit to build the existing storage shed and a new driveway with access off of Gilley Terrace. Said driveway runs alongside the Hubers' property line adjacent

to their home, which sits far back on the property closer to Gilley Terrace. Testimony indicated Petitioner owns a 21-foot recreational vehicle and an 18-foot boat, which is stored on a trailer, and that both items are stored in the front yard, outside the garage. Petitioner testified he also owns and stores three trailers on the property which are licensed and tagged as utility trailers. Testimony indicated the Petitioner and the Protestants have had numerous disagreements over their respective uses of their properties. Petitioner testified he has planted 30 evergreens along the new driveway and is desirous of extending an existing fence, as depicted on Petitioner's Exhibit 1, to screen the property from view. Petitioner argued the proposed 72-inch height will give both property owners more privacy. In support of the relief requested, Petitioner submitted photographs of the property depicting the improvements thereon.

The Protestants testified in opposition to the relief requested and indicated the Petitioner's storage of recreational vehicles in the front yard and use of the new driveway alongside their property interfers with their use and enjoyment of their property. Testimony indicated that the main entrance to the Petitioner's home faces the Protestants' home and as such, the Protestants' view from their property is hampered by a view of the Petitioner's recreational vehicles and trailers.

At the end of the hearing, it was agreed that both the Petitioner and the Protestants would submit new photographs which clearly depict the view of the subject property and the use proposed from their respective properties and that a decision would be rendered thereafter. It is noted that Petitioner has filed a plat for a minor subdivision of the subject property which needs to be reflected on a revised site plan prior to the of any permits.

- 2-

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

> 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily

> 2) whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and

3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28

After due consideration of the testimony and evidence presented at the hearing, and the supplemental photographs submitted after the hearing by Petitioner, it appears a modification of the relief requested should be granted. In the opinion of the Deputy Zoning Commissioner, the fence proposed would be inapproprate inasmuch as it would run alongside the front yard of the Protestants. It is equally clear from the testimony that if the variance requested for the recreational vehicles is granted, as modified, such use as proposed would not be contrary to the spirit of the B.C.Z.R. and would not result in substantial detriment to the public health, safety, and general welfare.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the ្នាំ ខ្លាំ variance requested, as modified, should be granted.

THEREFORE, IT IS, ORDERED by the Deputy Zoning Commissioner for Baltimore County this 00 day of February, 1991 that the Petition for Zoning Variance to permit an accessory building (shed), three (3) utility trailers, and two (2) recreational vehicles to be located in the front yard in lieu of the required rear yard, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restrictios which are conditions precedent to the relief granted:

> 1) The Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the variance granted herein shall be rescinded and Petitioner would be required to bring the property into compliance with the zoning regulations in effect at that time.

2) The variances granted herein are limited to the existing 21-foot recreation vehicle, 18-foot boat and its trailer, and the shed as depicted on Petitioner's Exhibit 1. In the event any of the aforementioned recreational vehicles are replaced with larger vehicles Petitioner will be required to file a new Petition to determine the appropriateness of same.

3) The three (3) utility trailers on the property as depicted in Petitioner's Exhibit 2A must be stored at all times in the garage or removed from the property within thirty (30) days of the date of this Order. At no time shall Petitioner have greater than the three (3) utility trailers stored on the property.

4) As long as the recreational vehicles are stored on the subject property, Petitioners shall maintain the 30 evergreens planted along the new driveway to screen said vehicles. A landscaping plan of this area shall be submitted for approval to the Baltimore County Landscape Planner within thirty-five (35) days of the date of this Order. The approved landscaping shall be maintained by Petitioners as long as the recreational vehicles are stored on the property.

5) Upon request and reasonable notice, Petitioner shall permit a representative of the Zoning Enforcement Division to make an inspection of the subject property to insure compliance with this Order.

- 4-

Prior to the issuance of any permits and/or within forty-five (45) days of the date of this Order, whichever is earlier, Petitioners shall file a revised site plan depicting the proposed subdivision of the subject property.

7) The recorded subdivision plan filed in Baltimore County Land Records shall reference this case.

8) When applying for a building permit, the site plan and landscaping plan filed must reference this case and set forth and address the restrictions of this Order.

IT IS FURTHER ORDERED that the Petition for Zoning Variance to permit a fence 72 inches in height in lieu of the maximum permitted 42 inches be and is hereby DENIED.

> A M Nes Lance ANN M. NASTAROWICZ Deputy Zoning Commissioner

for Baltimore County

Baltimore County Government Zoning Commissioner Office of Planning and Zoning

111 West Chesapeake Avenue Towson, MD 21204

February 28, 1991

Mr. Louis Karageorge 7510 Gilley Terrace Baltimore, Maryland 21237

RE: PETITION FOR ZONING VARIANCE E/S Gumspring Road, 1000' S of Rossville Boulevard (7439 Gumspring Road) 14th Election District - 6th Councilmanic District Louis Karageorge - Petitioner Case No. 91-202-A

Dear Mr. Karageorge:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Zoning Variance has been granted, as modified, in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact Ms. Charlotte Radcliffe at 887-3391.

Very truly yours,

Com MN- knows ANN M. NASTAROWICZ Deputy Zoning Commissioner for Baltimore County

887-3353

cc: Mr. & Mrs. James Huber 7437 Gumspring Road, Baltimore, Md.

People's Counsel

File

IN RE: PETITION FOR ZONING VARIANCE E/S Gumspring Road, 1000' S of Rossville Boulevard (7439 Gumspring Avenue) 14th Election District 6th Councilmanic District Louis Karageorge

\* OF BALTIMORE COUNTY \* Case No. 91-202-A

\* DEPUTY ZONING COMMISSIONER

Petitioner \* \* \* \* \* \* \* \* \* \*

AMENDED ORDER

WHEREAS, the Petitioner requested a variance to permit accessory buildings, trailers and recreational vehicles to be located in the front yard in lieu of the required rear yard or side yard, 8 feet to the rear of a lateral projection of the front foundation line of the dwelling, and a fence 72 inches in height in lieu of the maximum permitted 42 inches, in accordance with the plans submitted and identified as Petitioner's Exhib-

WHEREAS, by Order issued February 28, 1991, the relief requested for the fence was denied and the remaining variance relief was granted, subject to restrictions;

WHEREAS, by letter dated March 15, 1991, the Petitioner requested clarification and modification of Restriction 3 which required that the subject trailers be stored inside an existing garage;

WHEREAS, a review of the evidence presented indicates a modification of Restriction 3 is warranted;

IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this \_\_\_\_\_ day of March, 1991 that Restriction 3 of the Order issued February 28, 1991 be modified to read as follows:

> "3) The three (3) utility trailers on the property as depicted in Petitioner's Exhibit 2A must be stored inside at all times, whether inside the garage or any existing structure, or shall be removed from the prop-

erty within thirty (30) days of the date of this Order. At no time shall Petitioner have greater than the three (3) utility trailers stored on the property."

IT IS FURTHER ORDERED that all other conditions and restrictions contained in the Order issued February 28, 1991 shall remain in full force and effect.

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GANAL LANGE ANN M. NASTAROWICZ Deputy Zoning Commissioner

for Baltimore County

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111 West Chesapeake Avenue Towson, MD 21204

March 27, 1991

Mr. Louis Karageorge 7510 Gilley Terrace Baltimore, Maryland 21237

RE: PETITION FOR ZONING VARIANCE E/S Gumspring Road, 1000' S of Rossville Boulevard (7439 Gumspring Road) 14th Election District - 6th Councilmanic District Louis Karageorge - Petitioner Case No. 91-202-A

Dear Mr. Karageorge:

In response to your letter dated March 15, 1991 regarding the Order issued in the above-captioned matter on February 28, 1991, the following comments are offered.

I have reviewed the case file and evidence submitted and determined that a modification of Restriction 3 is appropriate in this instance. However, the modification only removes the requirement that the subject trailers be stored inside the garage. Accordingly, enclosed is a copy of the Amended Order modifying Restriction 3, which still requires inside storage of the subject trailers, whether storage is inside the garage or any existing structure. Further, no extension will be granted for purposes of constructing an additional storage facility.

With regard to compliance with Restrictions 4 and 6, the copy of the approved landscape plan you submitted with your letter is not legible and inadequate. Therefore, a new site plan which clearly depicts the information required in Restrictions 4 and 6 must be submitted. It is suggested that you submit a larger scale site plan in order that all information required can be clearly documented. If you have any further questions on the subject, please contact the Development Control Division of this Office at 887-3391. In the meantime, the 30-day restriction for an appeal of this case begins anew from the date of the Amended Order. Thank you for your attention in this matter.

> Very truly yours, 1 MN= /=---ANN M. NASTAROWICZ Deputy Zoning Commissioner for Baltimore County

887-3353

cc: Mr. & Mrs. James Huber 7437 Gumspring Road, Baltimore, Md. 21237

People's Counsel; File

91-202-A

FEEL THAT THE CONDITIONS OF THE ZONING RULES ARE WELL INFERDED. BUT GIVEN MY HOUSING ENVIRONENT, A GRANTING OF THE ZONING VARIANCE IN THIS INSTANCE WOULD BE JUSTIFIABLE,

PETITION FOR ZONING VARIANCE TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: 91-202-A The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 400.1, 415.3.C.1 & 415.A.1 To allow accessory buildings, trailer and recreational vehicles in the front yard in lieu of the rear vard; the rear half of the lot, subject to setbacks; and the rear yard or side yard at least 8 ft. to the rear of a lateral projection of the front foundation line of the dwelling. of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the MAP NECF following reasons: (indicate hardship or practical difficulty) SEE ATTACHMENT. Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County. I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition. Legal Owner(s): Contract Purchaser: Louis C. KARAGECRGE (Type or Print Name) Lain Langenge W-584-6648 1+ GGS -5704. City and State 7439 Guin Spilma RD. Attorney for Petitioner: (Type or Print Name) BALTLIMONE, MD. 21737 Name, address and phone number of legal owner, conof \_\_\_\_\_\_, 19\_90, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning out Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore ESTIMATED LENGTH OF HEARING -1/2HR. (+1BR. AVARIANDS FOR ESABING

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91-202-A

ATTACHMENT A

ADDITIONAL EXPLANATIONS OF DIFFICULTIES PERTAINING TO ZONING VARIANCE.

IN OCT 1986, WHEN I APPLIED FOR A RESIDENTIAL BUILDING PERMIT, I ASSUMED MY OWN GENERAL CONTRACTING RESPONSIBILITIES. I ASKED THE BUILDING PERMITS PEOPLE FOR ASSISTANCE AND GUIDANCE PERTAINING TO SOME FUTURE CONDITIONS ON MY PROPERTY, I EXPLAINED THAT I WANTED TO TURN MY HOUSE AROUND AND FALE IT AWAY FROM THE MAIN STREET, WHICH IN MY MIND WOULD HAVE THE BACK OF MY HOUSE FACING MY IRONT YARD, THAT IS THE SOUTH-WEST DIRECTION, AND I WANTED TO ADD A SUNROOM TO THAT SIDE OF THE HOUSE WHICH WOULD BE IN THE SUN 75% OF THE DAY. SINCE WE ANTICIPATED SPENDING MOST OF OUR LEISURE TIME THERE, IT WOULD ALSO ALLOW US TO SEE ANYONE COMING UP OUR DRIVEWAY. AT THAT TIME I ALSO EXPLAINED WHERE I WANTED TO LAYOUT MY DRIVEWAY PARKING AREA AND DESIGNATED RY-SHED LOCATION. I WAS YOLD GHAT WAS SUITABLE.

A) THE BACK YARD (PER ZONING DESCRIPTION) MAEA OF MY HOUSE IS ATPROX ZOOFT LONG AND IS PRIMARILY A HILL WITH A 40 FT DROP OVER THE 200 FT LENGTH, AND ENDS AT A STREAM WHICH CROSSES THE WIDTH OF MY PROPERTY, THIS TERRAIN MAKES THE BACKYARD OF MY PROPERTY UNSUITABLE FOR R.Y. (BOAT & TRAVEL TRAILER) MANEUVERING AND PARKING AND STORAGE SHED LOCATION.

91-202-A PLOT PLAN LOUIS C. KARAGEORGE STORAGE SHED

91-202-A

B) ACCORDING TO THE ENVIRONENTAL CONTROL DEPARTMENT, THE LOWER 100 FT OF HILL IN MY BACKYARD IS A FEDERAL FLOOD PLAIN AND WETLANDS AREA. THEY DON'T WANT ME DOING ANY GROUND EXCAVATING OR CONSTRUCTION IN THIS AREA DUE TO ENVIRONENTAL PROBLEMS. THEY FELT IT WAS BETTER THAT I PARK MY R.Y. EQUIPMENT IN THE AREA UP NEAR MY HOUSE GARAGE AND PARKING AREA. THIS AREA IS LEVEL AND SUITABLE FOR MY INTENSIONS. MY NEAREST NEIGHBOR IS ALSO APPROX 500 FT AWAY THROUGH THE WOODS FROM THE PRESENT LOCATION OF MY SHED AND R.V. EQUIPMENT.

C) ON MAY 5, 1988 I APPLIED FOR AND RECEIVED A PERMIT (ATTACHMENT B) TO CONSTRUCT MY SHED IN ITS PRESENT LOCATION. BECAUSE OF MY DRIVEWAY LOCATION AND TERRAIN, IT ALLOWS FOR THE BEST ALLESS TO MY SHED WHEN IT SNOWS TO BRING MY TRACTOR STRAIGHT OUT TO CLEAR MY PARKING AREA AND THEN DOWN THE DRIVEWAY. I ALSO STORE VARIOUS OTHER PIECES OF EQUIPMENT (DRILLING AUGER, PLOW, TILLERS, MONERS, UTILITY CART ETC) USED WITH MY TRACTOR FOR THE MAINTENANCE OF MY PROPERTY.

THE AREA IN WHICH I HAVE BUILT MY UTILITY SHED AND PARK MY R.Y. 'S IS SUFFICIENTLY SECLUDED FROM ANY NEIGHBORG SO AS NOT TO BE AND EVE CORE THEN

Re-35-0 #147

PETITION FOR ZONING VARIANCE 91-202-A TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a To allow a 72 in. maximum fence height in the front yard in lieu of 42 in. height.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

SEE ATTRUMMENT

Property	is	to	bе	posted	and	advertised	as	prescribed	рy	Zoning	Regulati

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this

	I/We do solemnly declare and affirm under the penalties of perjury, that I/w are the legal owner(s) of the propert which is the subject of this Petition.	e
Contract Purchaser:	Legal Owner(s):	
(Type or Print Name)	(Type or Print Name)  Xano Janneral	· <b>-</b>
Signature	Signature	· <b>-</b>
Address	(Type or Print Name)	
City and State	Signature	
Attorney for Petitioner:	w 534-	·664.
(Type or Print Name)	7510 GILLLY TERRACE II 663-5 Address Phone No. BALTIMORE, Mid 21237	
Signature	City and State	
Address	Name, address and phone number of legal owner, contract purchaser or representative to be contacted	)n-
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Attorney's Telephone No.:	Address Phone No.	
out Baltimore County, that property be poste	er of Baltimore County, this der the subject matter of this petition be advertised, bunty, in two newspapers of general circulation through and that the public hearing be had before the Zonio m 106, County Office Building in Towson, Baltimo of, 19, at 9.300'clo	ng ore
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Zoning Commissioner of Baltimore Co

I REQUEST A ZORING VARIANCE TO EXTERD A FERILE 450 FT AT A NEIGHT OF GFT TO THE ENTO OF MY TROPERTY AT GILLEY PERRACE. I RECENTLY ADDED A NEW DRIVE WAY TO MY HOUSE. BELAUSE OF DISPUTES OVER PROPERTY RIGHT- OF WAYS MY LAWYER FELT IT WOULD BE BETTER TO ADD THE WEN TRIVEWAY. THE GIT FENSE WELLS ELEPANY KEEP MY NEIGHBOR OF HIS SIDE OF PROPERTY AND PROVIDE ME THE PRIVACY I SEEK. MY NEW DRIVEWRY DOES COME ALONG APPROXIMATELY STI OFF THE PROPERTY LINE, AND, WOULD BE OF BUFFILIENT HEIGHT TO DETER ANYONE OF FROM CROSSING EVER OND MY PRIVEWAY.

> CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY

Posted for:

Petitioner: 10413 t Chory Karageorge

Petitioner: 10413 t Chory Karageorge

Location of property: 55 g from Spring Rd. oppos. 1000' 5/Rossvills Blode

1439 Gum Spring Rd. oppos. 1000' 5/Rossvills Blode

Location of Signs: Facing Gum Spring Rd. oppos. 10' Fr. woodway,

6 f en froncs of drivs way loo ding To fre porty.

Remarks: Address odds t is sign

Posted by Signature

Data of return: 1/18/90 Number of Signs:

NOTICE OF HEARING NOTI
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a of Baltimore County was not be properly public hearing on the properly public hearing identified herein in Room 106 of identified I the County Office Building, lotted at 11 enue in Towson, Maryland 21204 Case number: 91-202-A Spring Road, entering at a point 380' S of Eagle Walk Road (#7439) Gum Spring Road)

14th Election District Variance: to allow accessory buildings, trailer and recreational vehicles in the front yard in lieu of the rear yard the rear yard the rear yard to subject to setbacks; and the rear yard or side yard at least 8 ft. to the rear of a lateral projection of the front foundation line of the of the rear to allow a 72. dwelling. Variance: to allow a 72 inch maximum fence height in the

# CERTIFICATE OF PUBLICATION

THIS IS TO CERTIFY, that the annexed advertisement was published in the NORTHEAST TIMES BOOSTER and the NORTHEAST TIMES REPORTER, weekly newspapers published in Baltimore County, Md., once in each of \_\_\_\_\_ successive weeks, the first publication appearing on 12-20,1990.

> NORTHEAST TIMES BOOSTER and the NORTHEAST TIMES REPORTER

5-2ehe Dennisher Publisher \$72.42

87878 PASF619 THIS DOCUMENT IS BEING RE-RECORDED FOR THE SOLE PURPOSE OF CORRECTING THE FOLIO OF THE REFERENCE TO THE PRIOR DEED.

THIS DEED, Made this It day of May, in the year One Thousand Nine Hundred and Eighty-Eight, by and between LOUIS C. KARAGEORGE, of Baltimore County, State of Maryland, party of the first part, Grantor, and LOUIS C. KARAGEORGE, party of the second part,

WITNESSETH, That for and in consideration of no actual monetary consideration but for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the said party of the first part, in exercise of the powers granted to him by Deed dated November 28, 1986 and recorded among the Land Records of 536 🖟 Baltimore County in Liber SM No. 7429, folio 556, does grant and convey unto the said party of the second part, his personal representatives heirs and assigns, in fee simple, all those parcels of ground situate in Baltimore County, State of Maryland, and described as follows, that is to say:

FIRST: BEGINNING for the same at a stone at the beginning of the third line of the 11 acre 1 rood 8 square perch tract of land which by deed dated December 8, 1899 and recorded among the Land Records of Baltimore County in Liber N.B.M. No. 255, folio 527, was conveyed by Contrad Kuhn and wife to Hermainia Schiebier and husband and running thence with and binding on part of said third line as now surveyed, south 33 degrees 40 minutes, 40 seconds west 198.77 feet, thence leaving said outline for three new lines of division as follows: north 63 degrees 23 minutes 00 seconds west 617.85 feet, south 85 degrees 37 minutes 50 seconds west 276.49 feet, more or less to the southeastmost corner of a lot of ground which by deed dated January 10, 1956 and recorded among the Land Records of Baltimore County in Liber G.L.B. No. 2857, folio 48, was granted and conveyed by Joseph Diepold and Margaret A. Diepold, his wife, to Robert B. Schemmel and wife, and running thence with and binding on said Schemmel lot, north 4 degrees 10 minutes 10 seconds west 100 feet to intersect the second line of that parcel of land which by deed dated November 11, 1959 and recorded among the Land Records of Baltimore County in Liber W.J.R. No. 3642, folio 234, was conveyed by Joseph Diepold and wife to Frank Alger and wife, thence running with and binding on part of said second line as now surveyed north 86 degrees 05 minutes 50 seconds east 392.41 feet more or less to intersect the TRANSFER TAX NOT REQUIRED RECEIVED FOR THE BALTIMORS COURTY MASTYLAND State Department of

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## CERTIFICATE OF PUBLICATION

THIS IS TO CERTIFY, that the annexed advertisement was

published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of \_\_\_\_\_ successive weeks, the first publication appearing on 12-30. 19 99

5. Zehe Olman Publisher

\$ 70.42

Baltimore County
Zoning Commissioner
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204 Zoning Commisioner

HOUSE COMMONS SUITE C-3

1, MARYLAND 21204 01) 321-0595

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Saltimore County will hold a public hearing on the property identified herein in Room 106 of

the County Office Building, I cated at 111 W. Chesapeake A

Case number: 91-202-A

14th Election District

Variance: to allow accessor buildings, trailer and recreational vehicles in the front yard in lieu of the rear yard the rear half of the

lot subject to setbacks; and the rear yard or side yard at least 8 ft. to the rear of a lateral projection of the front foundation line of the

dwelling. Variance: to allow a 7

J. ROBERT HAINES
Zoning Commissioner of
Baltimore County
N/J/12/208 Dec. 20.

inch maximum fence height in the front yard in lieu of 42 inch heigh

Spring Road, entering at a point 380' S of Eagle Walk Road (#7439) Gum Spring

Account: R-001-6150

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COMPANY OF THE PROPERTY OF THE PARTY OF THE LANCE YEAR OF BUILDER OF HEART BEIDE

SECOND: BEGINNING for the same at the beginning point of the property described in a deed dated November 16, 1961 and recorded among the Land Records of Baltimore County in Liber W.J.R. No. 3923, folio 67, from Joseph Diepold, et ux, to Michael A. Lakis, et ux, and running thence and binding on part of the first line of said Deed, south 33 degrees 40 minutes 40 seconds west 99.375 feet, thence for lines of division now made north 60 degrees 53 minutes 26 seconds west 630.41 feet and south 85 degrees 55 minutes, 4 seconds west 219.28 feet to intersect the fourth line of the aforesaid Deed at a point distant 47.5 feet from the beginning thereof, thence running and binding on a part of said fourth line, north 4 degrees 10 minutes 11 seconds west 47.5 feet to the end of said fourth line, thence running and binding on the fifth and sixth lines of said Deed (which are also the third and second lines of the property in a deed from Joseph Diepold, et ux, to Tony Karageorge, et ux, dated November 16, 1961, recorded among the aforesaid Land Records in Liber W.J.R. No. 3923, folio 031) north 85 degrees 37 minutes 50 seconds east 276.49 feet and south 63 degrees 23 minutes east 630.41 feet, more or less, to the place of beginning.

THE improvements thereon being known as No. 7439 Gum Spring

TOGETHER with the rights of the grantor herein and his heirs and assigns of the use in common with others entitled to the use thereof of a right of way 50 feet wide running from the property firstly described across the westernmost 50 feet of the lot of ground secondly described and across the westernmost portion of property to the South of the property secondly described, as more particularly described in deeds recorded in Liber W.J.R. No. 3923, folio 31, Liber 3923, folio 67 and Liber 3923, folio 70, which description as made a part hereof by reference thereto and of a 50 foot right of way running from the southernmost and above mentioned right of way to Gum Spring Road, said second mentioned 50 foot right of way running across the southernmost 50 feet of property described in deed dated December 18, 1964 and recorded in Liber R.R.G. No. 4409, folio 495.

Baltimore County Government Zoning Commissioner Office of Planning and Zoning

111 West Chesapeake Avenue Towson, MD 2120 i

887-3353

DATE: 1/21/91

Louis Karageorge 7510 Gilley Terrace Baltimore, Maryland 21237

CASE NUMBER: 91-202-A Spring Road, entering at a point 380' S of Eagle Walk Road (#7439 Gum Spring Road) 14th Election District - 6th Councilmanic Petitioner(s): Louis C. Karageorge HEARING: MONDAY, JANUARY 28, 1991 at 9:30 a.m.

Dear Petitioner(s):

Please be advised that \$ 97.42 is due for advertising and posting of the above captioned property. THIS FEE HUST BE PAID AND THE ZONING SIGN & FOST SET(S) RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT ISSUE. DO NOT REMOVE THE SIGN & POST SET(S) FROM THE PROPERTY UNTIL THE DAY OF THE HEARING.

Please make your check payable to Baltimore County, Maryland. Bring the check and the sign & post set(s) to the Zoning Office, County Office Building, 111 W. Chesapeake Avenue, Room 113, Towson, Maryland fifteen (15) minutes before your hearing is scheduled to begin.

J. ROBERT HAINES ZONING COMMISSIONER BALTIMORE COUNTY, MARYLAND

Zoning Commissioner County Office Building 111 West Chesapeake Avenue ouson, Maryland 21204 H9100147 PUBLIC HEARING FEES PRICE lto -ZONING MARIANCE (IPL) ±35.00 TOTAL: \$35.00 AST MAME OF DUNER: MAPAGEORGE 04A04#0066HICHRC 8A C010:44AM10-04-90

**Baltimore County** Zoning Commisioner County Office Building 111 West Chesapeake Avenue 3714 MF100337 REVISED PUBLIC HEARING FEES 100 -REVISIONS (IRL) 1 X 505.00 Revised 47 TUTAL: \$35,00 LAST NAME OF OWNER: LAMMESTEE

> BA CO01:12PM10-22-90 Please make checks payable to: Baltimore County

Baltimore County Government Zoning Commissioner Office of Planning and Zoning

111 West Chesapeake Avenue Towson, MD 21204

887-3353

December 6, 1990

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland 21204 as follows:

CASE NUMBER: 91-202-A Spring Road, entering at a point 380' S of Eagle Walk Road (#7439 Gum Spring Road) 14th Election District - 6th Councilmanic Petitioner(s): Louis C. Karageorge HEARING: HONDAY, JANUARY 28, 1991 at 9:30 a.m.

Variance to allow accessory buildings, trailer and recreational vehicles in the front yard in lieu of the rear yard the rear half of the lot subject to setbacks; and the rear yard or side yard at least 8 ft. to the rear of a latera! projection of the front foundation line of the dwelling.

Variance to allow a 72 inch maximum fence height in the front yard in lieu of 42 inch height.

J. ROBERT HAINES Zoning Commissioner of Baltimore County

cc: Louis Karageorge

Mr. Louis Karageorge 7510 Gilley Terrace Baltimore, MD 21237

> RE: Item No. 147, Case No. 91-202-A Petitioner: Louis Karageorge Petition for Zoning Variance

### Dear Mr. Karageorge:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

IT WOULD BE APPRECIATED IF YOU WOULD RETURN YOUR WRITTEN COMMENTS TO MY OFFICE, ATTENTION JULIE WINIARSKI. IF YOU HAVE ANY QUESTIONS REGARDING THIS, PLEASE CONTACT HER AT 887-3391.

Zoning Plans Advisory Committee

Enclosures

**Baltimore County Government** Zoning Commissioner Office of Planning and Zoning

111 West Chesapeake Avenue Towson, MD 21204

887-3353

Your petition has been received and accepted for filing this

J. ROBERT HAINES ZONING COMMISSIONER

Received By:

Zoning Plans Advisory Committee

Petitioner: Louis Karageorge Petitioner's Attorney:

28th day of September, 1990.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

J. Robert Haines Zoning Commissioner DATE: November 1, 1990

Pat Keller, Deputy Director

SUBJECT: Louis C. Karageorge, Item No. 147

Office of Planning and Zoning

The Petitioner requests a Variance to allow accessory buildings; a trailer and recreational vehicles in the front yard in lieu of the rear yard; the rear half of the lot, subject to setbacks, and the rear of side yard at least 8 ft. to the rear of a lateral projection of the front foundation line of the dwelling.

In reference to the Petitioner's request, staff offers no

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3211.

PK/JL/cmm

ITEM147/ZAC1

401 Bosley Avenue Suite 405 Towson, MD 21204

887-3554 Fax 887-5784

December 10, 1990

Baltimore County Government

Department of Public Works

Bureau of Traffic Engineering

Mr. J. Robert Haines Zoning Commissioner County Office Building Towson, Maryland 21204

Dear Mr. Haines:

The Bureau of Traffic Engineering has no comments for items number 147, 159, 161, 162, and 163.

> Very truly yours, Michael S. Flanigan Traffic Engineer Associate II

MSF/lab

PROTESTANT(S) SIGN-IN SHEET

Baltimore County Fire Department 700 East Joppa Road, Suite 901 Towson, Maryland 21204-5500 (301) 887-4500

Paul H. Reincke

OCTOBER 30, 1990

J. Robert Haines Zoning Commissioner Office of Planning and Zoning Baltimore County Office Building Towson, MD 21204

LOUIS C. KARAGEORGE RE: Property Owner:

#7439 GUM SPRING ROAD Location:

•

Zoning Agenda: NOVEMBER 7, 1990 Item No.: 147

Gentlemen: Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: Capt & septelly 10.70-90 Approved Capt Ready A Fire Prevention Bureau Planwing Group Special Inspection Division

JK/KEK

received

Dennis F. Rasmussen

BALTIMORE COUNTY. MARYLAND

INTER-OFFICE CORRESPONDENCE October 30, 1990



J. ROBERT HAINES, ZONING COMMISSIONER, DEPARTMENT ZONING

CHARLES E. BURNHAM, PLANS REVIEW CHIEF, DEPARTMENT OF

PERMITS & LICENSES ( ? 3 B

SUBJECT:

ZONING ITEM #: 147 PROPERTY OWNER: Louis C. Karageorge

LOCATION: private drive, 290' W of centerline Gum Spring Rd entering at a point 380' S of Eagle Walk Rd(#7439 Gum Spring F

ELECTION DISTRICT: 14th COUNCILMANIC DISTRICT:

A REVIEW OF THE SITE PLAN FOR THE ABOVE ZONING ITEM INDICATES THE FOLLOWING:

( ) PROPOSED SITE PLAN DOES, DOES NOT. COMPLY TO STATE CODE OF MARYLAND REGULATION 05.01.07, MARYLAND BUILDING CODE FOR THE HANDICAPPED.

( ) PARKING LOCATION ( ) NUMBER PARKING SPACES ( ) BUILDING ACCESS

( ) RAMPS (degree slope) ( ) CURB CUTS ( ) SIGNAGE

( ) PLAN DOES, DOES NOT COMPLY TO SET BACKS FOR EXTERIOR FIRE SEPARATION DISTANCE OF ARTICLE 5 AND ARTICLE 9 OF THE CURRENT BALTIMORE COUNTY BUILDING CODE.

( ) A BUILDING PERMIT IS REQUIRED BEFORE ANY CONSTRUCTION CAN BEGIN. SECTION 111.1 OF ARTICLE 1. CONSTRUCTION DRAWINGS MAY BE REQUIRED.

( ) A CHANGE OF OCCUPANCY PERMIT IS REQUIRED TO CHANGE THE EXISTING USE OF THE STRUCTURE TO THE PROPOSED USE. SEE ARTICLE THREE AND ARTICLE ONE, SECTION 103.2 ALTERATIONS MAY BE NECESSARY BY CODE TO COMPLY TO NEW USE REQUIREMENTS.

( ) STRUCTURE IS SUBJECT TO FLOOD PLAIN LIMITATIONS, SECTION 516.0 COUNCIL BILL #158-88 ( BALTIMORE COUNTY BUILDING CODE).

(x) OTHER - No comment on vehicles

PERMITS MAY BE APPLIED FOR @ ROOM 100, 111 WEST CHESAPEAKE AVENUE, TOWSON, MARYLAND 21204 - PHONE - 887-3900.

THIS REVIEW COVERS ONLY MAJOR ITEMS ASSOCIATED WITH THE SITE PLAN, A FULL REVIEW MAY BE CONDUCTED WHEN THE PERMIT APPLICATION AND PLANS ARE SUBMITTED.

APPLICABLE CODE: 1987 NATIONAL BUILDING CODES AS ADOPTED BY COUNCIL BILL #158-88.

PARTIMONE COMMENT MARTIANTS INTEROPFICE COPPESPOUNTEDER

TO: Zoning Advicery Committee DATE: Neverther 20, 1990 \*\* FROM: Robert M. Porting, 1 E.

RE: Femine Advisory Committee Me ting for December 11, 1829

The Davel perc Engineering Divising ton actioned the mubicot comine items and so have no a meetin for Items 205, 207, 209, 219 and 147 reciped (7408 Gum Spring)

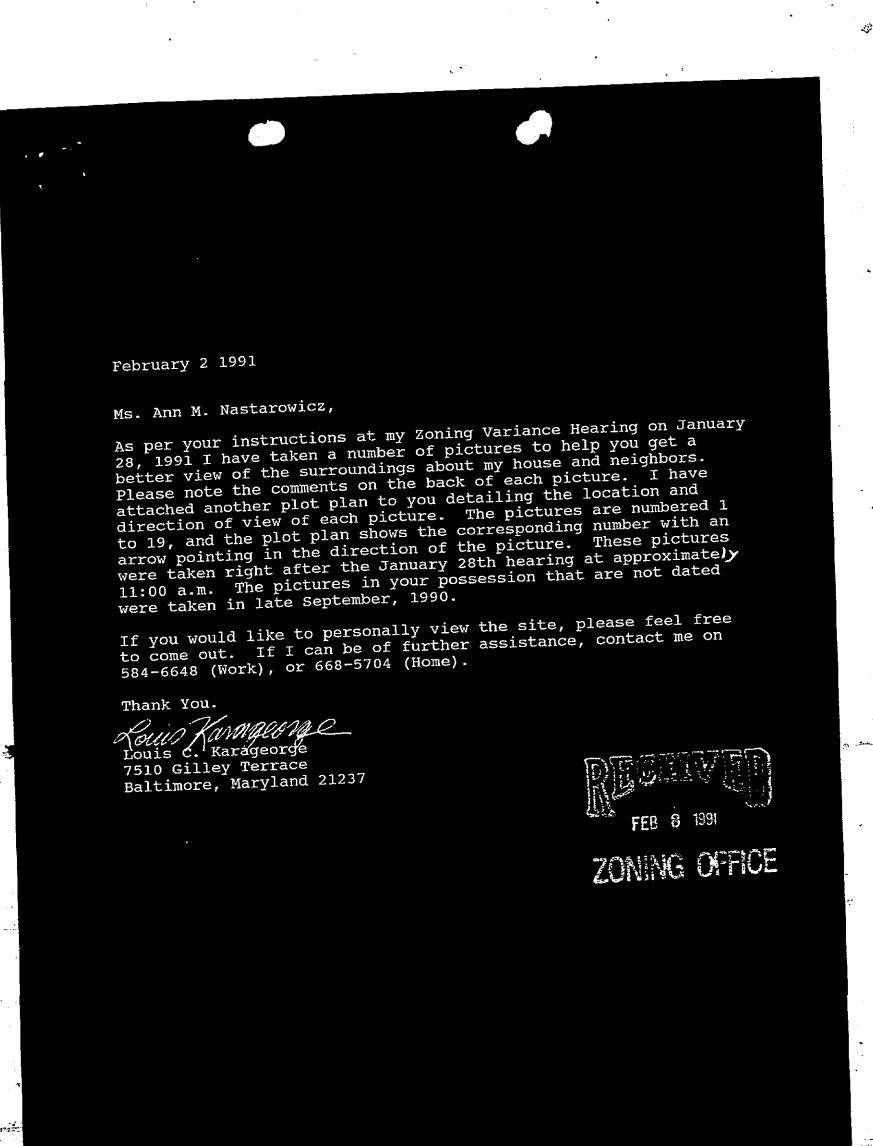
For Item 514, the site is subject to misse subjectivision comments.

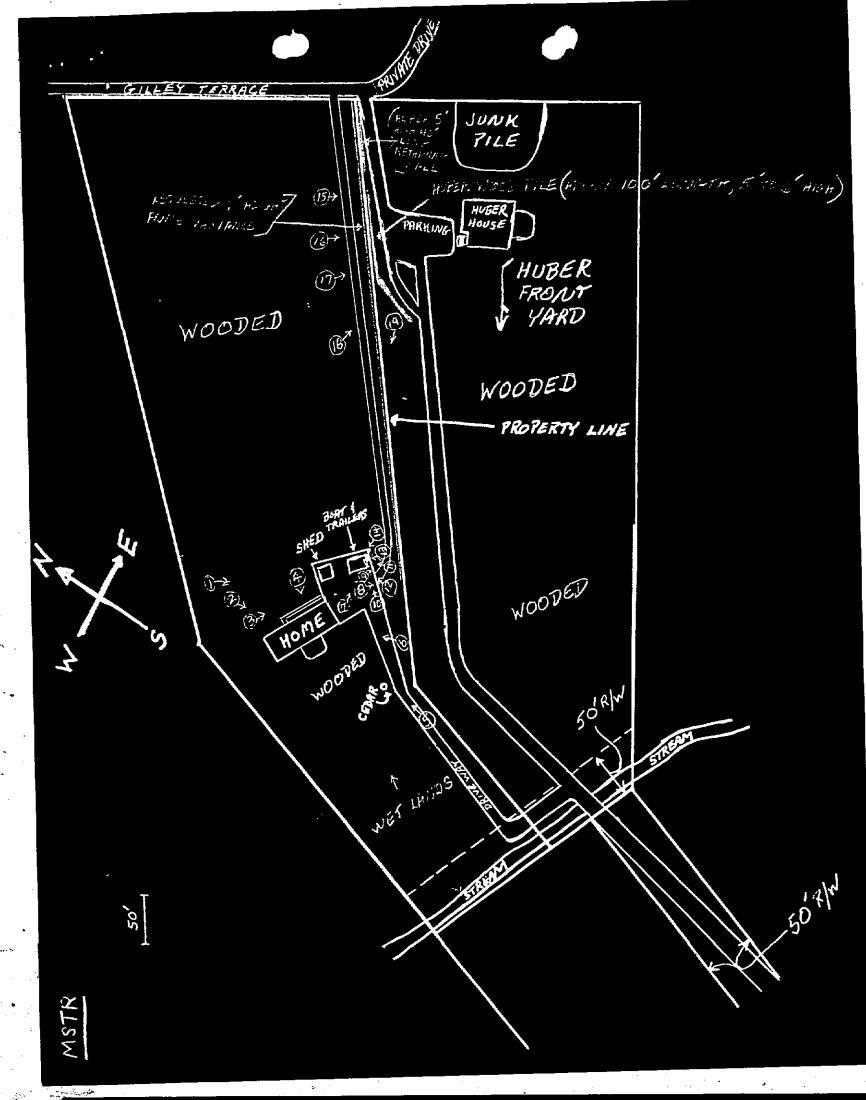
For Item 215, the previous County Posts w disapposements are applicable

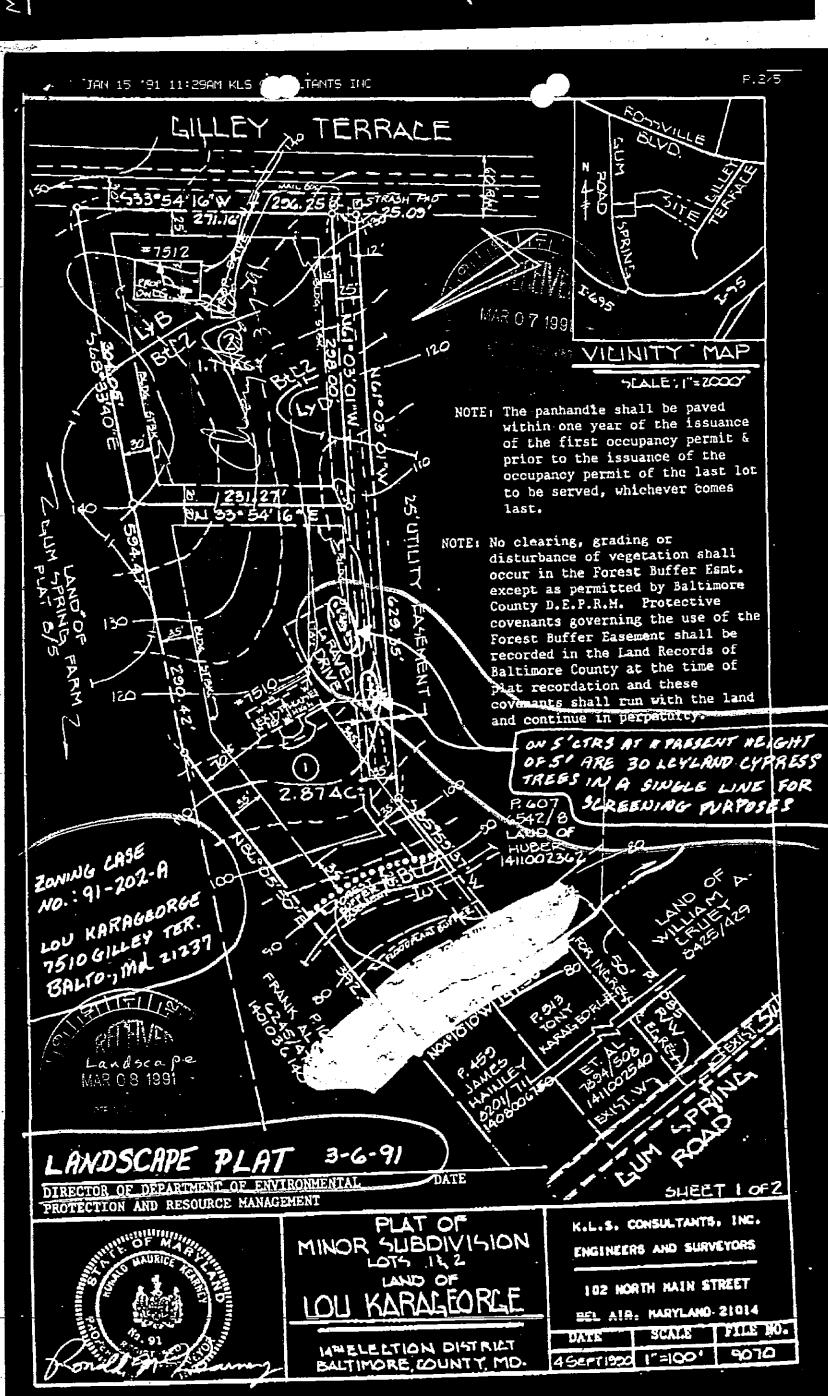
They are corn Englished in the

RWB::

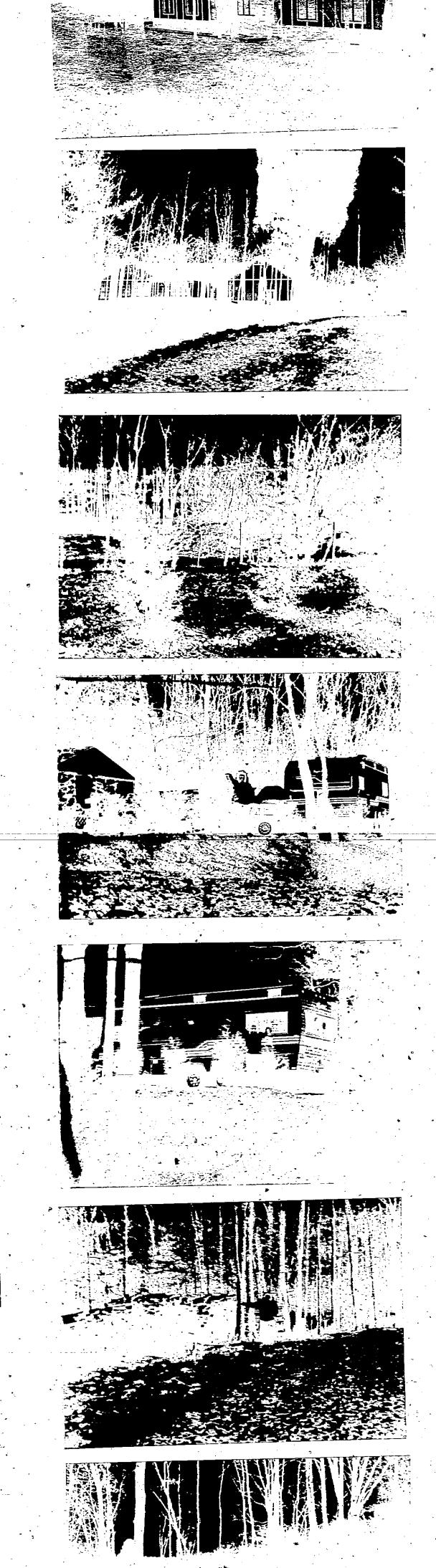
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NAME	
<u>NAME</u>	ADDRESS
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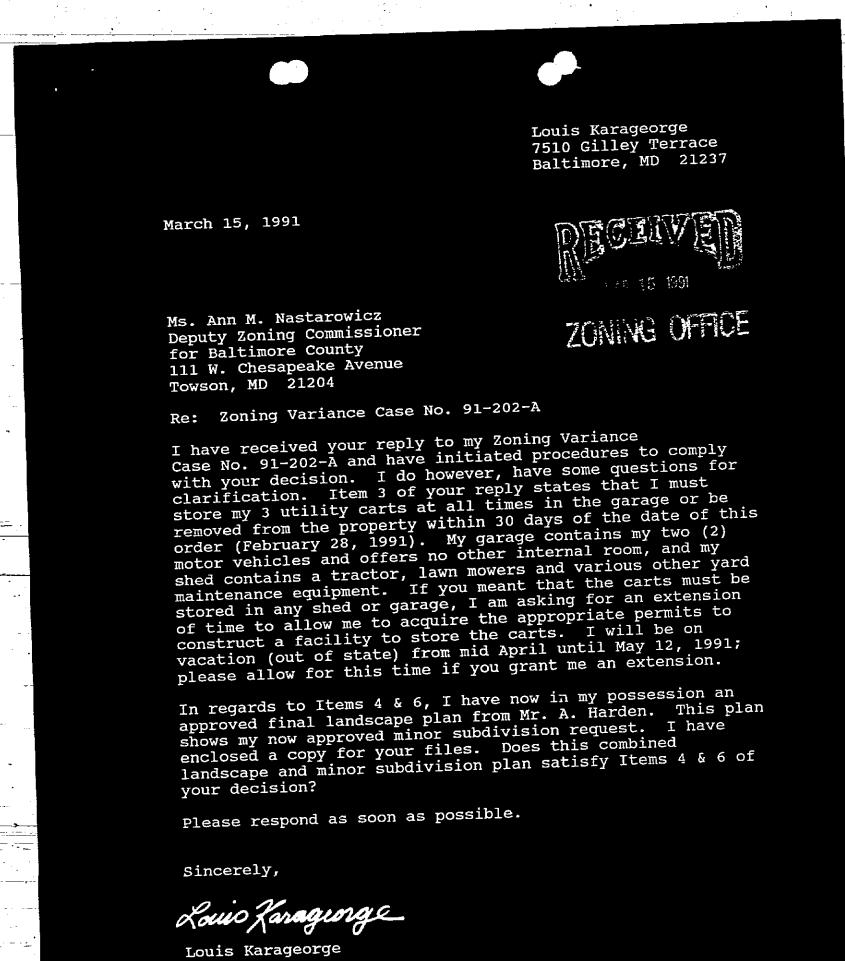


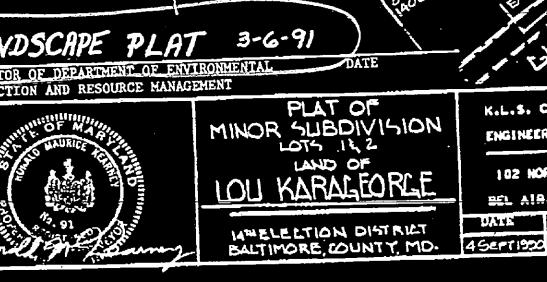


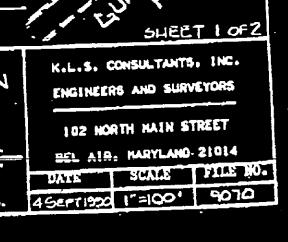


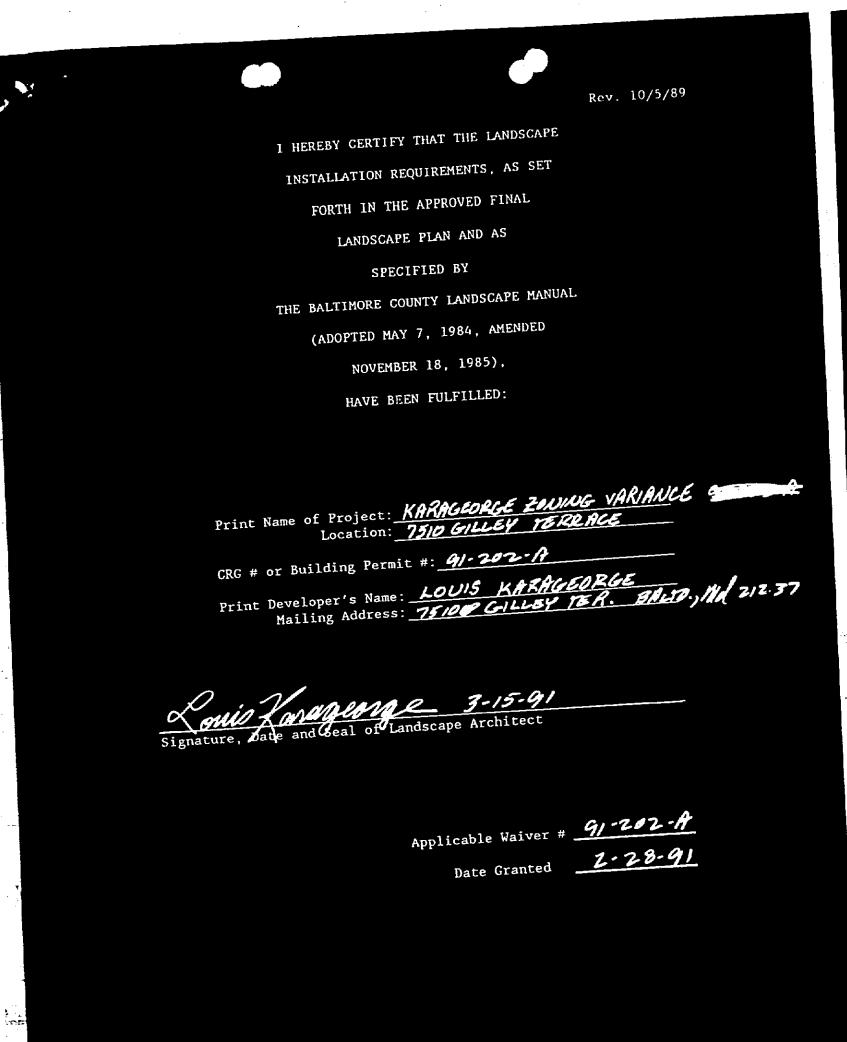


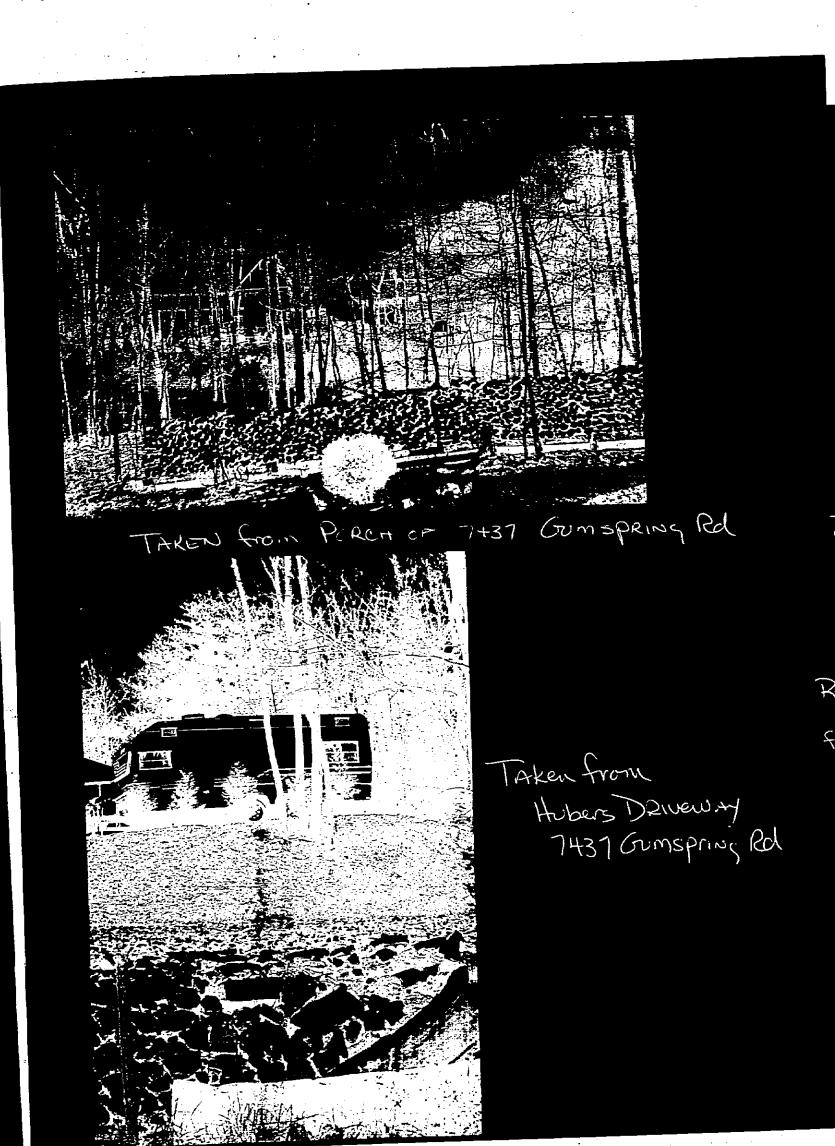






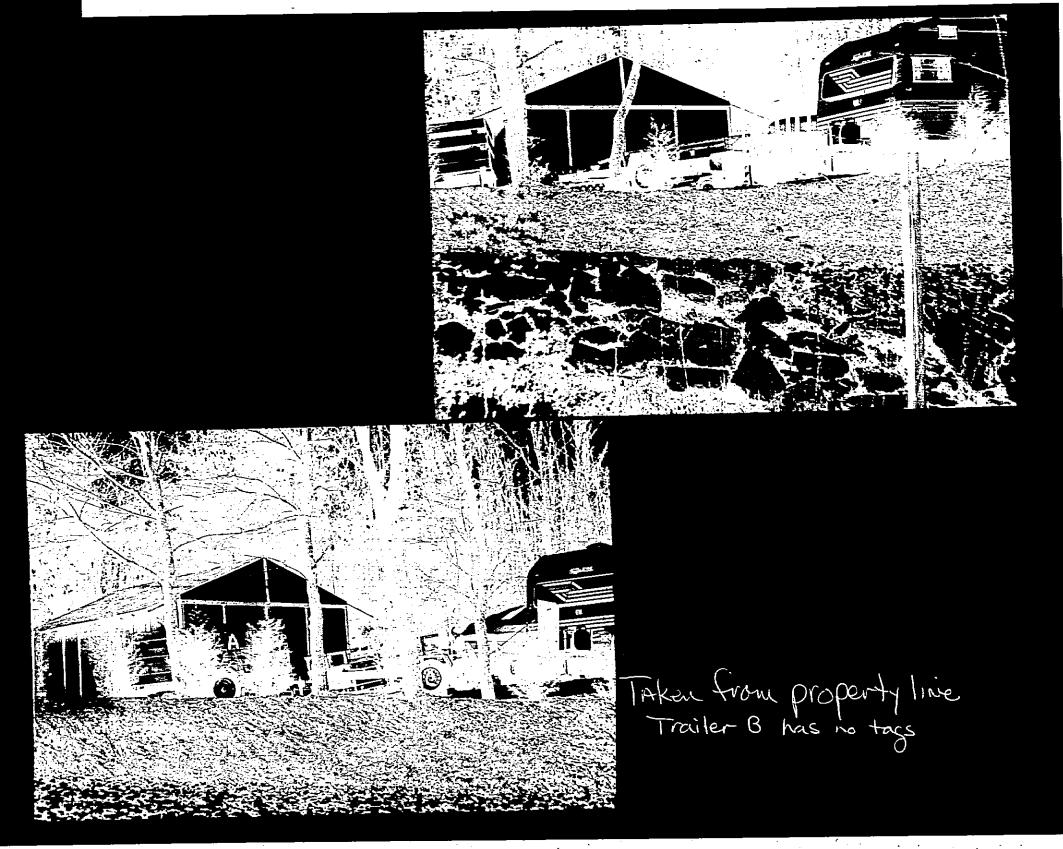


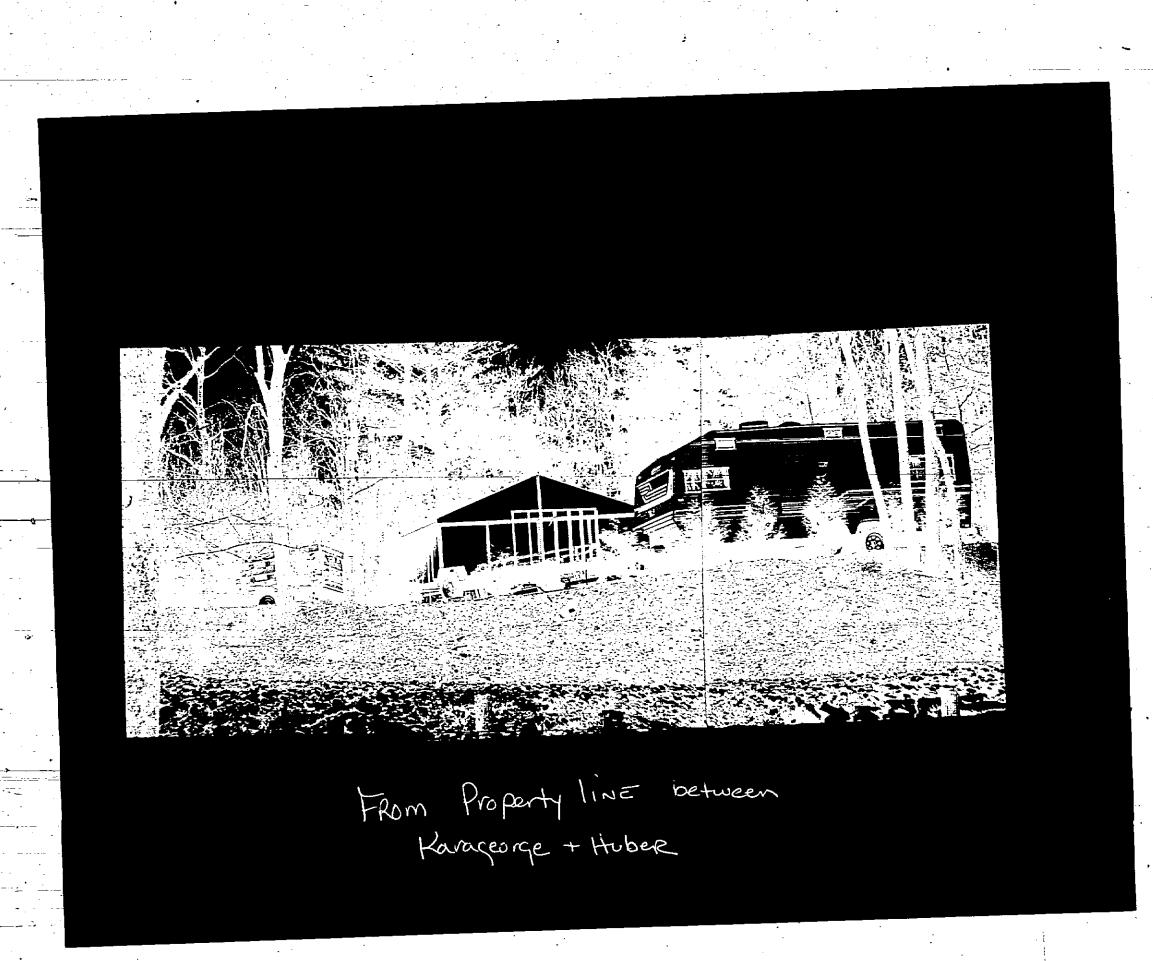




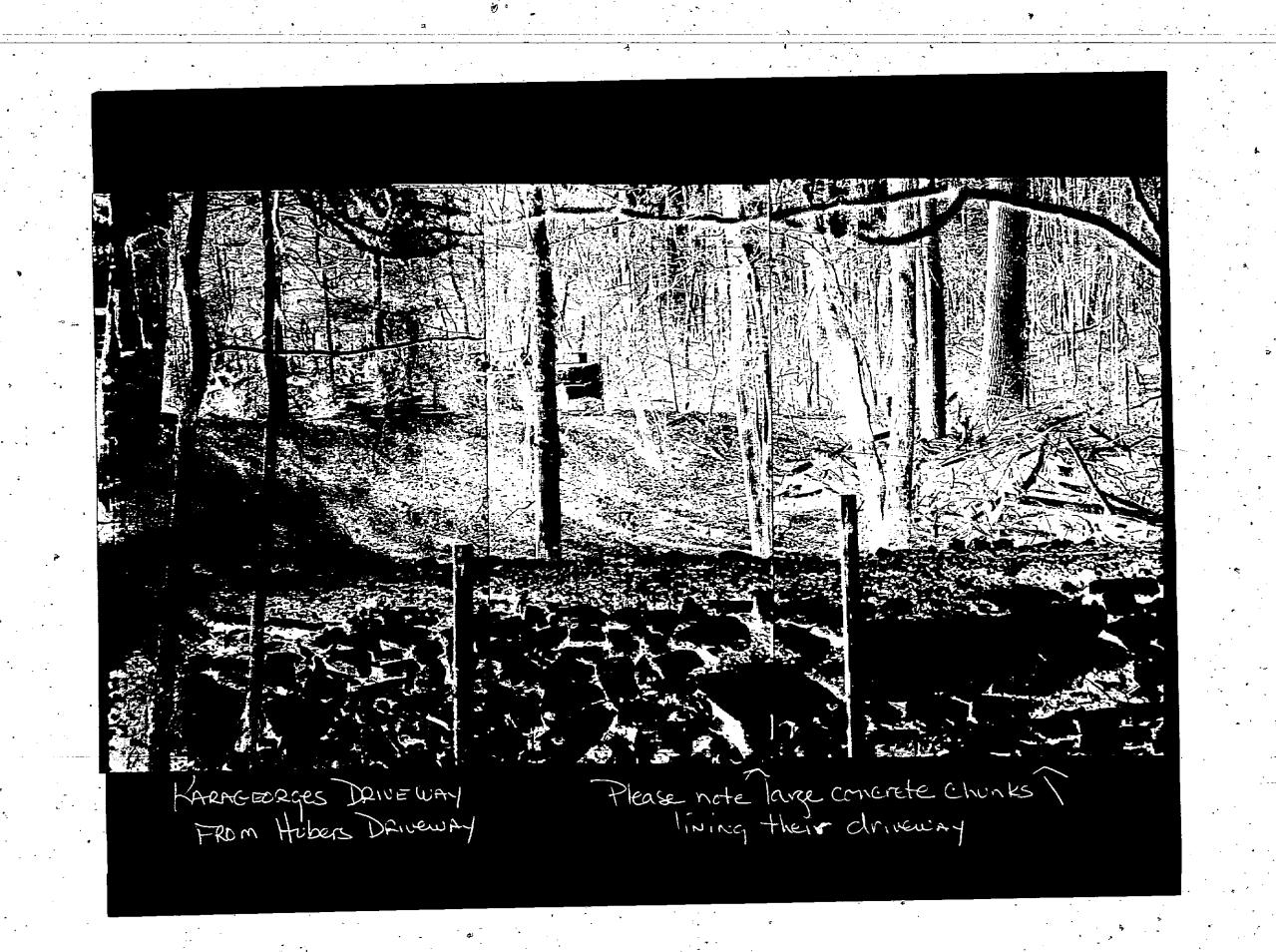


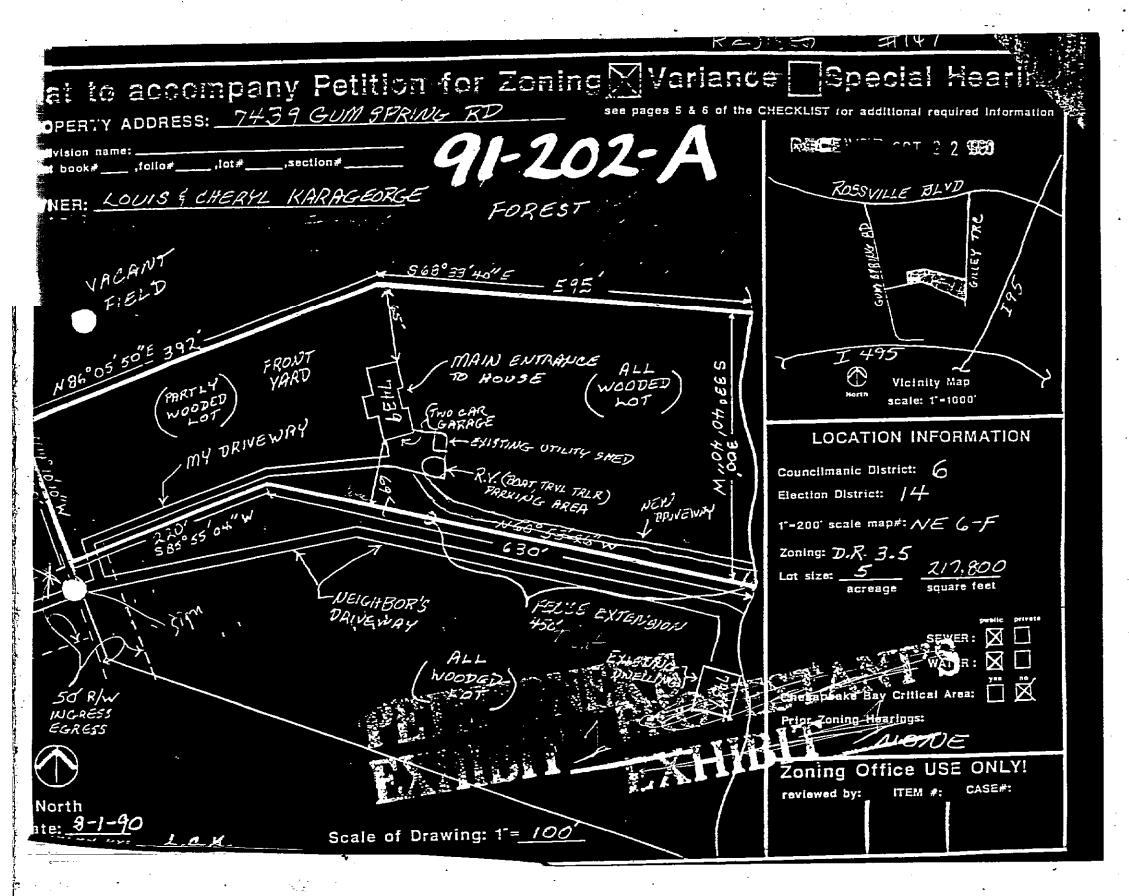
From Hubers Daneway



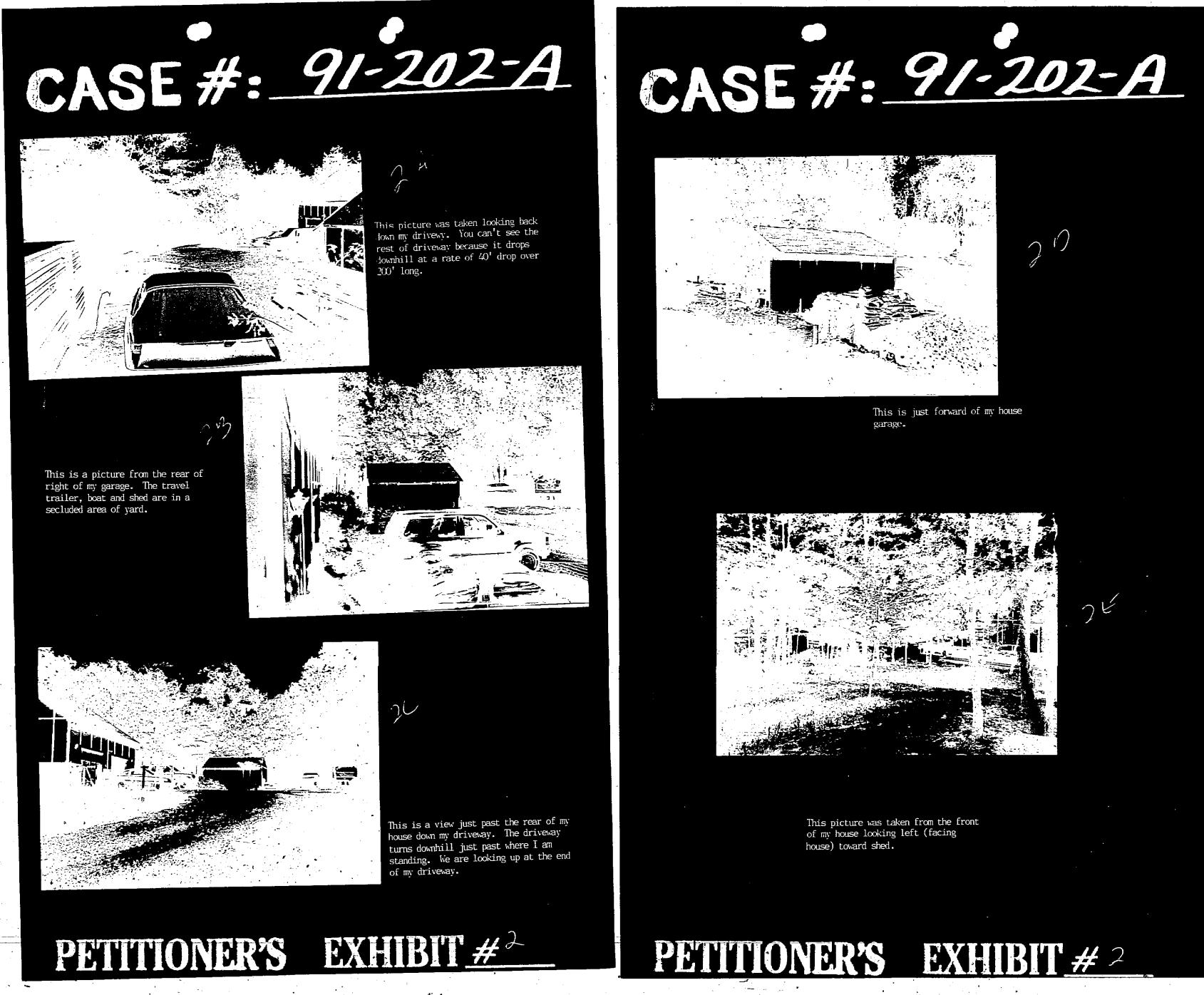


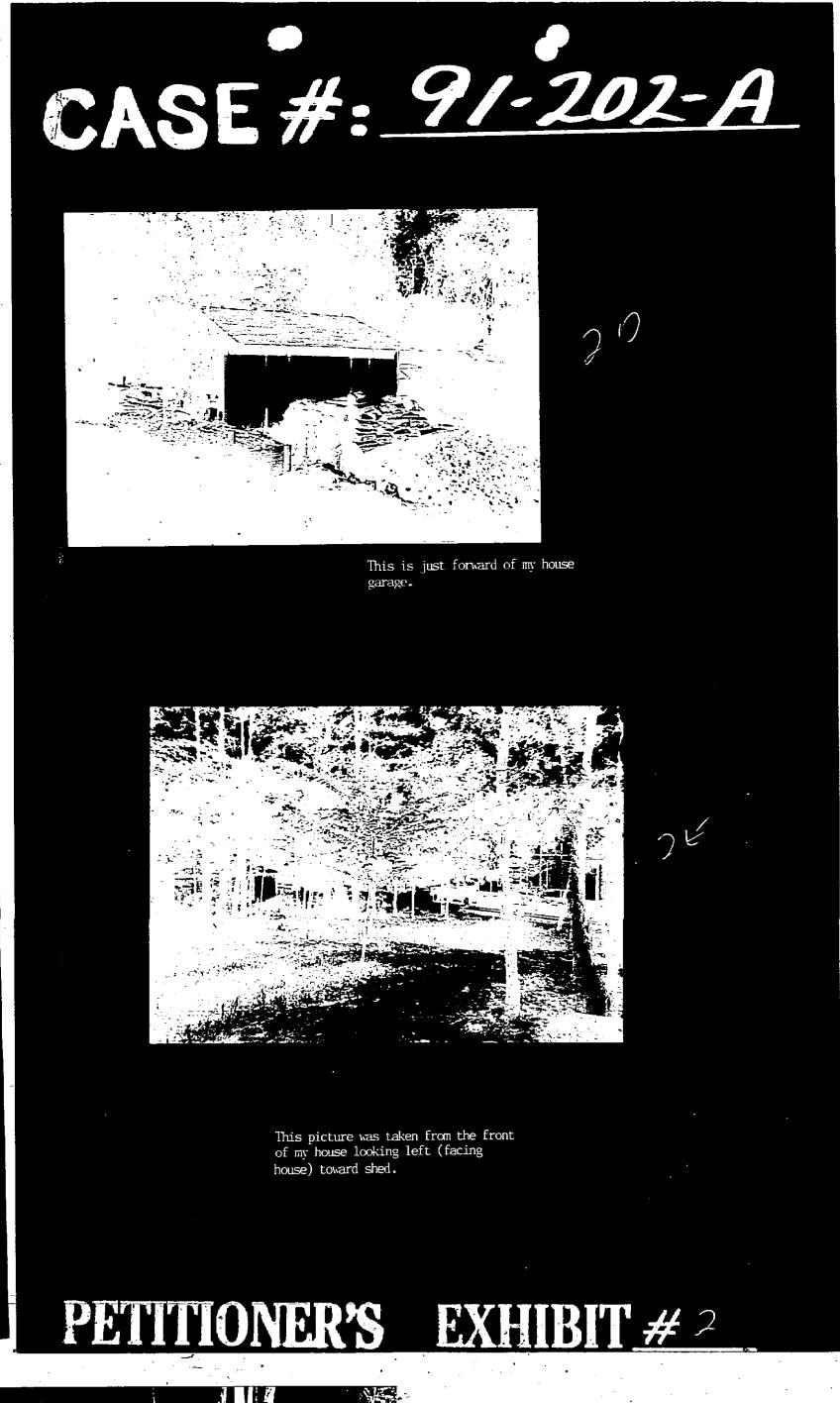


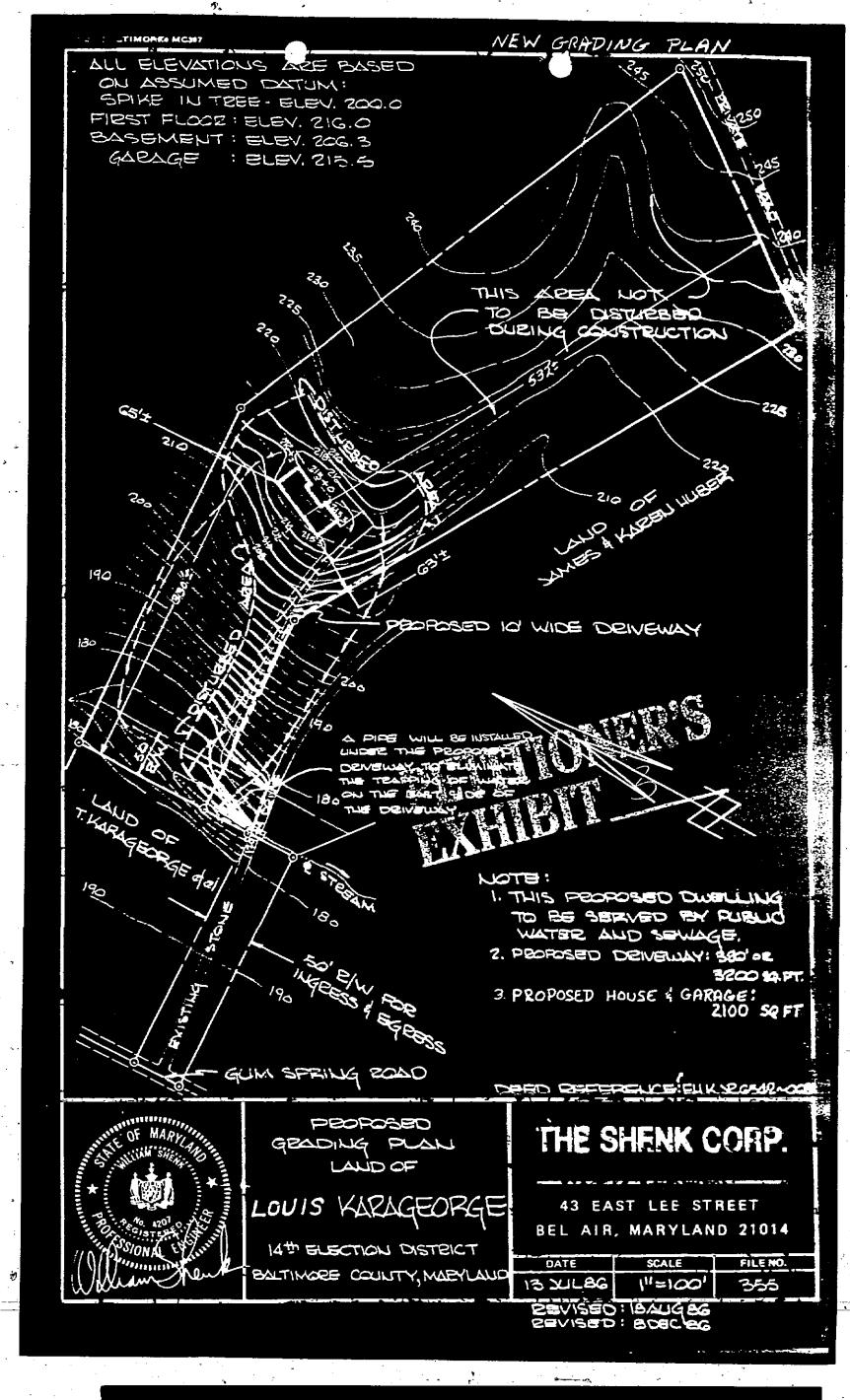


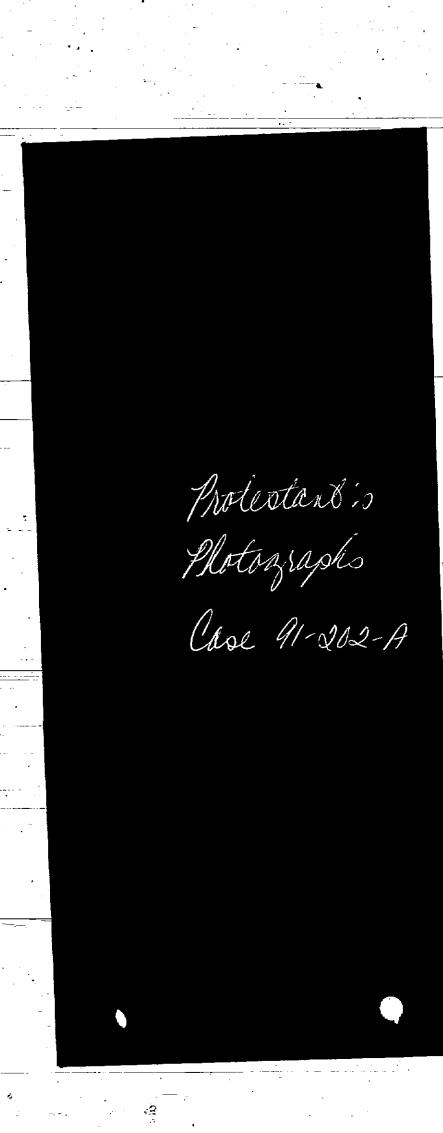


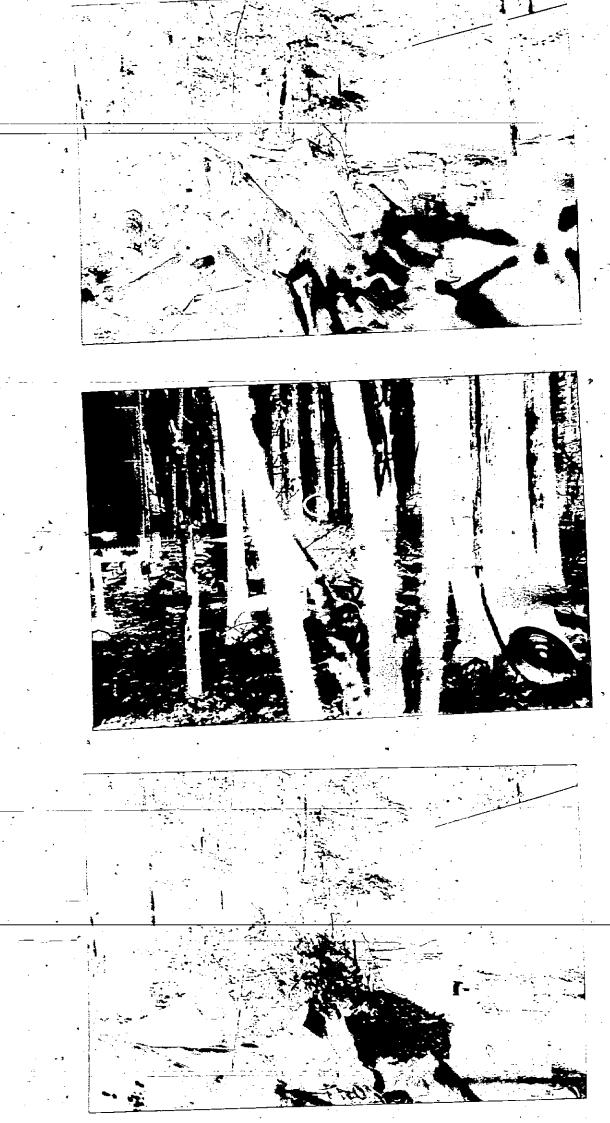


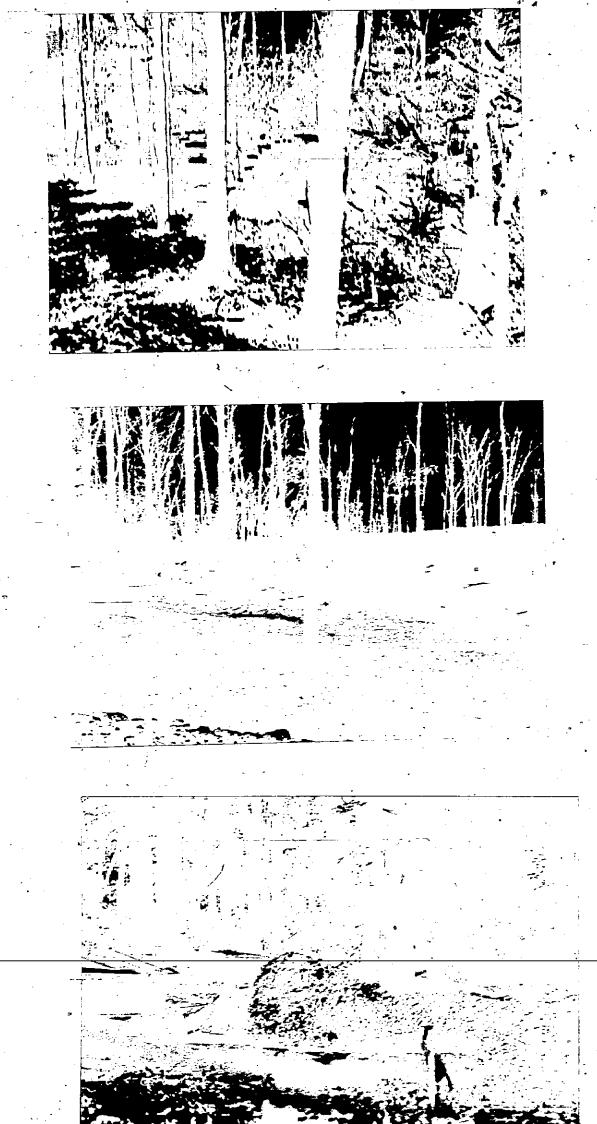




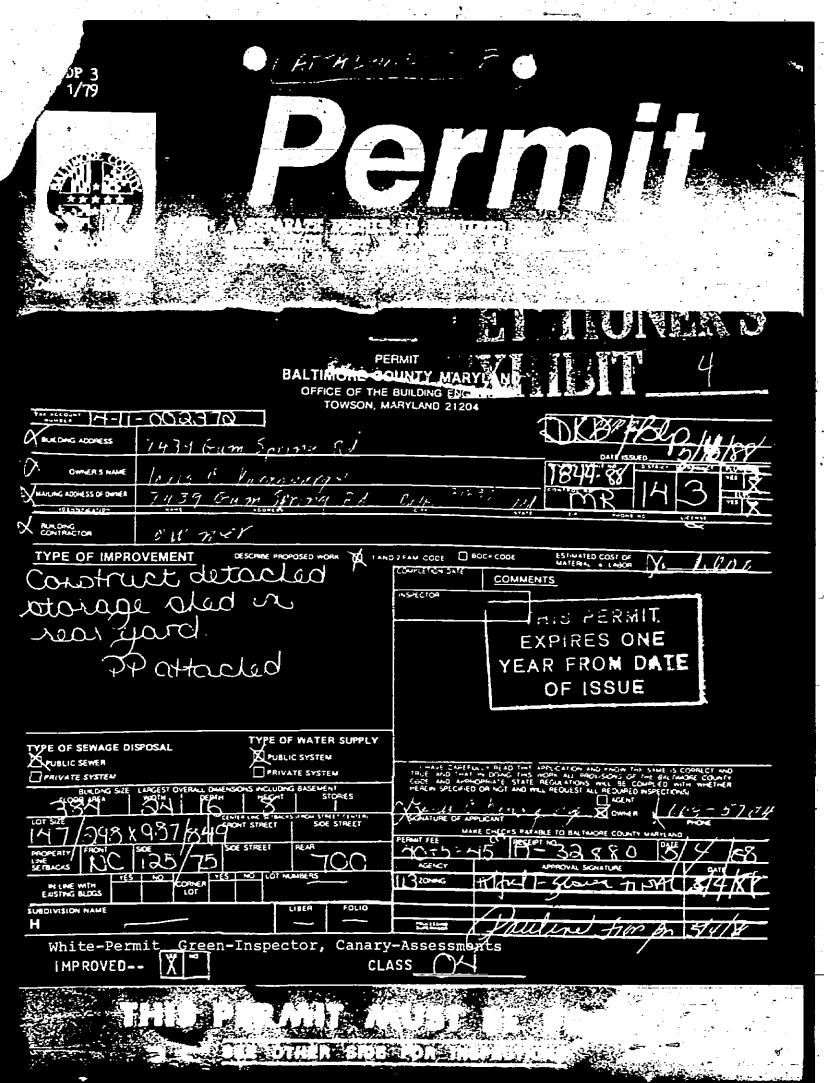


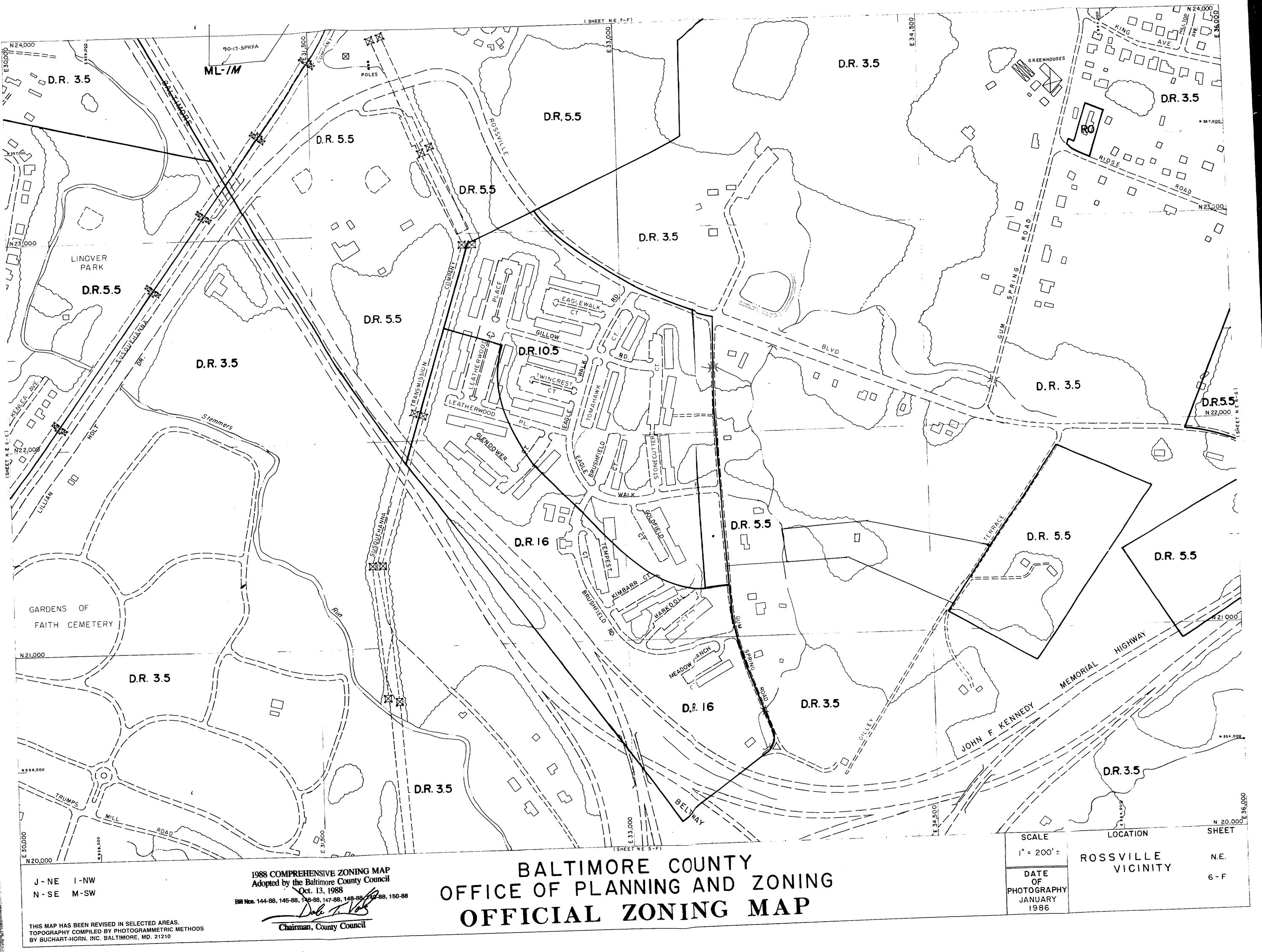












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